

Award No. 105/22-73

Name of village : Ranhela.

Nature of acquisition : Permanent.

Purpose of acquisition : For work of Keshopur effluent Irrigation Scheme on the left hand of Najafgarh Drain.

A w a r d:

These are proceedings for determination of compensation u/s 11 of the Land Acquisition Act, 1894. The land measuring 14-10 bighas situated in village Ranhela was notified under section 4 of the Land Acquisition Act read with section 6 & 17 of the Land Acquisition Act vide notification No.F.7(42)/71-L&B(1), (ii) & (iii) dated 25th January, 1972 for a public purpose namely for the work of Keshopur effluent Irrigation Scheme on the left hand of Najafgarh Drain. The area notified u/s 4 & 6 has been corrected as 18-02 bighas vide corrigendum No.F.7(42)/71-L&B(vi) dated 19th January, 1973. Notices u/s 9 & 10 of the Land Acquisition Act were issued to the persons interested and claims filed by them are discussed hereafter under the heading 'compensation claims'.

True and correct area:

The land was measured on the spot by the land acquisition field staff and the available area found at the spot is as follows:

<u>Field No.</u>	<u>Area</u>	<u>Kind of soil</u>
12/21/1	0-01	Abpash
13/21/1/1	0-01	Gair Abpash
13/21/3/1	0-02	-do-
13/22/1	0-04	-do-
13/23/1	0-06	-do-
13/24/1	0-08	Abpash
13/25/1	0-05	-do-
14/25/1	0-02	Gair Abpash

contd.....2

- 2 -

✓ 22/4/1	0-04	Jadid
✓ 22/5/1	0-10	Gair Abpash
✓ 23/1/1	0-16	Abpash
✓ 23/2/1/1	0-10	-do-
✓ 23/2/2/1	0-10	-do-
✓ 23/3/1	1-00	-do-
✓ 23/4/1	1-00	Gair Abpash
✓ 23/5/1	0-18	-do-
✓ 24/1/1/1	0-03	Abpash
✓ 24/1/3/1	0-09	-do-
✓ 24/2/2/1	0-16	-do-
✓ 24/3/1	0-14	-do-
✓ 24/4/1	0-12	Gair Abpash
✓ 25/1/1	0-18	Abpash
✓ 25/2/1	1-00	Gair Abpash
✓ 25/3/2/1	1-00	Abpash
✓ 25/4/1/1	0-17	-do-
✓ 25/5/1	1-00	Gair Abpash
✓ 26/1/1	0-10	-do-
✓ 26/7/1	0-11	Abpash
✓ 26/8/1	1-00	-do-
✓ 26/9/1/1	0-10	-do-
✓ 26/9/2/1	0-10	-do-
✓ 26/10/1	0-10	-do-
✓ 62/1	<u>0-05</u>	Rasta

Total: 18-02

Compensation claims:

The following persons have filed claims for compensation:

<u>S.No.</u>	<u>Name of claimant</u>	<u>Kh.No.</u>	<u>compensation claimed</u>
1.	Sh.Krishan Pal Singh s/o Bhagwan & 6 others.	23/4/1 23/5/1	Rs.10,000/- per bigha.

contd.....3

-: 3 :-

2.	Sh. Siri Kishan s/o Hira Lal & others.	25/1	Rs.20/- per sq. yd
3.	Sh.Chandgi s/o Molak Ram.	12/21/1, 25/1/1, 12/21/2/1, 24/5/1, 25/1/2, 25/1/2/1.	Rs.10/- per sq. yd
4.	Sh.Nathu s/o Ghansham	24/1/1/1, 24/1/3/1, 24/2/2/1, 24/3/1.	Rs.10,000/- per bi
5.	Sh.Deep Chand s/o Ghisa.	26/9/2/1, 26/10/1.	Rs. -do-
6.	Shri Behari s/o Hirdey Ram.	25/3/2/1, 25/4/1/1, 25/5/1, 26/1/1.	-do-
7.	Shri Sube Singh s/o Tek Chand.	26/7/2/1, 26/7/3/1, 26/8/2/1, 26/8/3/1, 26/9/1/2, 26/9/1/3, 26/7/1, 26/8/1, 26/9/1/1.	Rs.10/- per sq. yd.
8.	Shri Ram Narain s/o Shiv Nath and others.	25/2/1	-do-
9.	Shri Kehri s/o Lal Chand & others.	26/1/2/1, 21/3/1, 22/1, 23/1, 23/1/1, 23/2/1/1, 23/4/1, 21/1/2/1, 21/3/2/1, 22/2/1, 23/2/1, 23/1/2, 23/1/3/1, 23/2/1/2, 23/2/1/3/1, 23/4/2/1.	Rs.20/- per sq. yd.
10.	Sh. Maha Singh, Raghbir Singh ss/o Charan Singh.	13/24/1 13/25/1.	Rs.10,000/- per big
11.	Sh. Mangey Ram, Narain Kartare ss/o Chhaju.	23/3/1, 23/2/2/1.	-do-
12.	Shri Sarupa s/o Bhima Udai s/o Molar.	22/4/1 22/5/1.	-do-
13.	Shri Chandgi s/o Malak Ram.	12/21/1 25/1/1.	-do-

Market Value:

The market value to be ascertained is the value to the owner of the land in its actual condition at the date of publication of notification u/s 4 of the land acquisition

-: 4 :-

Act with all its advantages and with all its potentialities. By market value is reckoned the price which a willing vendor might reasonably expect to take from a willing purchaser for the land in that particular position and with these particular potentialities. The best evidence available to prove what a willing purchaser would pay for the land under acquisition would be evidence of genuine sales effected about the time of notification. The sale transactions that took place in the village were collected from the Sub Registrar's Office. There are only two sale transactions pertaining to the year 1971. The sale transaction No.4238 took place on 29-4-71. The land in question is in the abadi. As such, this sale has to be discarded. The other sale deed number is 9647. It was executed on 17.3.71. A number of khasra numbers were sold. The area is 18-05 bighas and the average per bigha works out to Rs.1041.09 P. A perusal of the sale deed shows that gitwar comprising of khasra No.98 was also sold through the sale deed in question. In the village two awards have been made. In award No.32/1970-71 the land acquisition collector allowed Rs.800/- for block 'A' which comprised of Abpash and Gair Abpash land and Rs.500/- for block 'B' which comprised of Banjar Jadid and Banjar Qadim. The date of preliminary notification is 6-9-69. The preliminary notification of the other award No.1838 is 6.6.64. This has no relevance and is being discarded. The interested persons have filed ^{two} sale deeds: One pertains to land in the village abadi and the other to agricultural land. In this ^{latter} sale not a single paisa was paid before the Registrar. Hence, it is not worthy of consideration. Under the circumstances,

contd.....5

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the only relevant ^{evidence} ~~award order~~ helpful in determining compensation of the land under acquisition is award No.32/70-71. A rational increase will be made for the gap between the preliminary notification of award No.32/70-71, and the preliminary notification u/s 4 of the land under acquisition. The difference is 2 years 4 months. After considering all the aspects, I award Rs.900/- per bigha for the land under acquisition. Khasra No.62/1 is a road and in the ownership of Gaon Sabha. compensation will be awarded for it as it is a public thoroughfare.

Trees, wells & structures:

There is no tree, well or structure on the land under acquisition.

15% Solution:

15% Solatium:
15% solatium will be paid over and above the compensation assessed u/s 23(1) clause firstly.

Apportionment:

Apportionment:
Compensation will be paid on the basis of the last entries in the revenue record.

Land Revenue:

Land Revenue:

The land under acquisition is assessed at Rs.6.01 as land revenue which will be deducted from the rent from the date of taking over of the land. The aforesaid land will vest absolutely in the Government free from encumbrances.

contd.....6

-: 6 :-

6% interest:

Interest will/^{net}be allowed as possession of the land under acquisition has not been taken over as yet.

Summary:

The award is summarised as under:-

Compensation for 17 bighas 17 biswas @ Rs.900/- per bigha kham.	Rs.16,065-00
Rasta measuring 5 biswas	-
Compensation for wells	-
Compensation for trees	-
15% solatium	Rs.2,409-75
Total:	Rs.18,474.75

(Rupees eighteen thousand four hundred
seventy four & paise seventy five only)

[Signature]
(Sham Karan)
Land Acquisition Collector(P)
Delhi.

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Announced and filed. Wd. 27.3.73.

कारवाड़ कलड़ा मावाड नं 105/12-13 गुप्त रनहाल

आडा दिनांक 21/5 को मापेशानुसार मुमि माच्य गइ

माच्यकार सखल पालम बाहमरा श्री गुरारा लाल गिर
 L.A. व श्री चकन लाल पदवारी रजल-200 और श्री मोमप्रकाश
 पतवाहक मोक पट पट्टेच। मोक पट ललु सिचाई विभाग
 को और से श्री हरी चन्द इसरानी अनुभाज माच्यकार
 व श्री विशान सिंह बेल दाट मोक पट हाडिल मिला और
 मोक पट मुमि वाराम हाडिल है लेकिन लखन कारवाड़
 कलड़ा मुमि चट हाडिल नहीं हुये। काफी दूरताल
 करन के बाद कारवाड़ कलड़ा और मम की गई। और
 मिमन लारवा ~~मम~~ रवसरा 12 13

13	14	22	23	0-1	0-1	0-2	0-4	0-6	0-
$\frac{25}{1}$	$\frac{25}{1}$	$\frac{4}{1}$	$\frac{5}{1}$	$\frac{23}{1}$	$\frac{2}{1}$	$\frac{3}{1}$	$\frac{4}{1}$	$\frac{5}{1}$	$\frac{24}{1}$
0-5	0-2	0-4	0-10	0-16	0-10	1-0	1-0	0-3	0-4
24	25	26	27	28	29	30	31	32	33
$\frac{3}{1}$	$\frac{4}{1}$	$\frac{5}{1}$	$\frac{6}{1}$	$\frac{7}{1}$	$\frac{8}{1}$	$\frac{9}{1}$	$\frac{10}{1}$	$\frac{11}{1}$	$\frac{12}{1}$
0-4	0-2	0-4	0-10	0-16	0-10	1-0	1-0	0-3	0-4

कुल तादावी 18-2 विस्व गुप्त रनहाल को कारवाड़ कलड़ा अमल
 में लॉर्ड गई। कलड़ा मोलवान, मुमि वाराम को हाडिल करेक
 और हाल श्री हरी चन्द इसरानी अनुभाज आच्यकारी ललु सिचाई
 विभाग को मोक पट चारों तरफ लूमा फिर कर लडाये प माड
 कीता व निशानाते रवेम कोरिय फावडा लजावा कर कलड़ा वां कड
 दिया गया। कलड़ा पत संमय नमबरन रवसरा को जो फसल का
 पाई गई उनको लिखें व नमबरें शामिल मिसल की गई। यदि
 फसल को ललु सिचाई के निमाशा के समय उडाडा गया तो फसल
 को प्रति कर अलग से दिया जाना आवश्यक होगा। लेकिन श्री
 हरी चन्द इसरानी अनुभाज आच्यकारी ललु सिचाई विभाग को

फसल को काटने की मालत दे दी है और वे हड़त में तथा मौसम पर
 मुनाबी मुकदमों व बा आवाजों बुलाने श्री ओमप्रकाश पत्रवाहन से कराई
 पटवारी हलका जिसी सरकारी कामकाज प्रयात्न कर रहे हैं माफ पत्र
 होजानही है। जिसकी खेती काफी बजारीय तहसीलवाले महसूल
 करायें अमल व समक कागजातों माल में पटवारी हलका को भेजी जावे।
 और खेती काफी कारवाही के बजाय व अकश बीजरा श्री हरीचन्द
 इसरानी अनुभाग अधिवक्ता को दी गई। कारवाही के बजाय पत्र समय
 किसी किसी को कोई रुकावट पैदा नहीं हुई। अब कारवाही के
 पूरा हो चुका है।

लक्ष्मी

म. म. -

21-2-73

एक बर हल पटवारी

L.A.

21-1-73

Om Prakash (B.C.A.)

21/7/73

हरीचन्द इसरानी

21/7/73

मुद्रा. लाल

F. K. L.A.

21.7.73

21/7

अनुभाग अधिवक्ता
 लक्ष्मी मिश्रा
 दिल्ली प्रशासन विभाग

विश्वनाथ

7

(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE).
DELHI ADMINISTRATION : DELHI
NOTIFICATION.

No. F.7(42)/71-L&B(1)

Dated the

Whereas it appears to the Lt. Governor, Delhi that land is likely to be required to be taken by Government at the public expense for a public purpose, namely, for the work of Keshpur Affluent Irrigation Scheme on the left-hand of Najafgarh Drain. It is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894, to all whom it may concern.

In exercise of the powers conferred by the aforesaid section, the Lt. Governor is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

The Lt. Governor being of the opinion that provisions of sub-section(1) of section 17 of the said Act are applicable to this land, is further pleased under sub-section (4) of the said section to direct that the provisions of section 8A shall not apply.

SPECIFICATION.

Village or Locality.
Anola

Total Area
Bis. Bis
Bigha Biswa
14 - 10

Field Nos. or Boundaries.

22 min.	22 min.	22 min.	22 min.	22 min.	22 min.
23 min	23 min	23 min	23 min	23 min	23 min
14 min	13 min	13 min	13 min	13 min	13 min
25	21	22	23	24	25
12 min	25 min	25 min	25 min	25 min	25 min
21	1	2	3	4	5
25 min	25 min	25 min	25 min	25 min	25 min

Bigha Biswa
35 - 19-

9 min	9 min	9 min	9 min	9 min	9 min	9 min
10	11	12	13	14	15	16
17	20	21	22	23	24	25
10 min	10 min	10 min	10 min	10 min	10 min	10 min
15	17	24	25	5	21	13
15 min	15 min	15 min	15 min	15 min	15 min	15 min
15	11	20	19	18	23	14
15 min	15 min	15 min	20 min	20 min	20 min	20 min
17	24	25	21	1	2	
20 min	20 min	20 min	20 min			

By order.

(R. N. PUNE)
 Dy. Secretary (L & B)
 Delhi Administration, Delhi.

-2-

No.F.7(42)/71-L&B(I)

Dated the 25/16 January, 1972

Copy forwarded to:-

1. Public Relation Deptt. Delhi Administration (in duplicate) for publication in part-IV of Delhi Gazette.
2. The Addl. District Magistrate (L.A) Delhi.
3. The Land Acquisition Control (P) Delhi, with reference to his letter No. F.2(70)/71-Tet(N)/200b3 dt.30.12.71
4. The Executive Engineer, Minor Irrigation Draion Delhi Admn.17- Banarsi Dass Estate, Lucknow Road, New Delhi with reference to his endd.No.EE/W/MID/3816 dated the 10.8.1971.

(R.N. PURI)
 DEPUTY SECRETARY
 DELHI ADMINISTRATION:DELHI.

PKM

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(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)
DELHI ADMINISTRATION, DELHI
NOTIFICATION

No. F.7(42)/71-148(11)

Dated the

197

Whereas the Lt. Governor, Delhi is satisfied that land in required to be taken by Government at the public expense for a public purpose, namely, for work of Keshapur Effluent Irrigation Scheme of the left-hand of Najafgarh Drain, it is hereby declared that the land described in the specification below is acquired for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894, to all whom it may concern and under the provisions of section 7 of the said Act, the Collector of Delhi is hereby directed to take order for the Acquisition of the said land.

A plan of the land may be inspected at the office of the Collector of Delhi.

Village of locality
Anbhela

SPECIFICATION

Total Area

Field Nos. or Boundaries.

Bigha Biswa

14 . 10

22min	22min	62min	23min	23min	23min
4	5	1	2	3	4
23min	23min	24min	24min	24min	24min
4	5	1	2	3	4
14min	14min	13min	13min	13min	13min
23	21	22	23	24	25
12min	25min	25min	25min	25min	25min
21	1	2	3	4	5
25min	26min	26min	26min	26min	26min
1	10	9	8	7	6

6min	6min	6min	6min	6min	6min
7	8	10	11	12	13
6min	6min	4min	4min	4min	4min
16	17	20	21	22	23
9min	9min	9min	10min	10min	10min
4	5	6	10	11	12
10min	10min	10min	10min	10min	10min
13	18	17	24	25	26
13min	16min	16min	16min	16min	16min
21	1	2	3	4	5

Cont.....2.....

535
28.1.72

-2-

16min	16min	15min	15min	15min	15min
14	15	11	20	19	18
15min	15min	15min	15min	20min	
23	17	24	25	21	
30min	30min	30min	30min	30min	
1	2	8	9	12	

By order,

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(R. N. PURI)
 Dy. Secretary (L & B)
 Delhi Administration, Delhi.

No. F.7(42)/71-L&B(11)

Copy forwarded to:-

Dated the 25th January 1972

1. Public Relation Deptt. Delhi Admn. (in duplicate) for publication in part IV of Delhi Gazette.
2. The Addl. District Magistrate (L.A) Delhi.
3. The Land Acquisition Control (P) Delhi, with reference to his lett r No. F.2(70)/71-Tet(N)/200b3 dt.30.12.71.
4. The Executive Engineer, Minor Irrigation Draion Delhi Admn. 17 - Banarsi Dass Estate, Lucknow Road New Delhi with reference to his encl.No. EE/W/MID 3816 dated the 10.8.1971.

Haji Sekh Caid N.T.

1101/1208

(R. N. PURI)
 DEPUTY SECRETARY
 DELHI ADMINISTRATION, DELHI.

4c(P)
 28/1/72.